



Paradise Town Advisory Board

August 30, 2016

MINUTES

| | | |
|----------------|--|---|
| Board Members: | John S. Williams – Chair – PRESENT Robert Orgill – Vice Chair – PRESENT Susan Philipp – PRESENT | Bart Donovan – PRESENT Roger Smith – PRESENT |
| Secretary: | Maureen Helm 702-606-0747 mhelmtab@gmail.com | |
| Town Liaison: | Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov | |

- I. Call to Order, Pledge of Allegiance, Roll Call,(see above)
Bob Klein – Comprehensive Planning

Meeting was called to order by Chair Williams at 7:00 p.m.

- II. Public Comment

None

- III. Approval of August 9 , 2016 Minutes

Moved by: Philipp

Action: Approved minutes as submitted

Vote: 5-0/ Unanimous

Approval of Agenda for August 30, 2016

Moved by: Orgill

Action: Approve agenda as submitted

Vote: 5-0/Unanimous

- IV. Informational Items

None

- V. Planning & Zoning

BOARD OF COUNTY COMMISSIONERS

STEVEN SISOLAK, Chair–LARRY BROWN, Vice-Chair

SUSAN BRAGER–CHRIS GIUNCHIGLIANI–MARILYN KIRKPATRICK–MARY BETH SCOW–LAWRENCE WEEKLY

DON BURNETTE, County Manager

1. **UC-0436-16 – VALLEY VIEW INDUSTRIAL INVESTORS, LLC:**

USE PERMITS for the following: 1) office as a principal use; 2) personal services; 3) postal services; 4) retail as a principal use; and 5) restaurants.

DESIGN REVIEW for a site layout including parallel parking in conjunction with an existing office/warehouse complex on 10.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Design Overlay District. Generally located on the northwest corner of Viking Road and Valley View Boulevard within Paradise. SB/mk/ml (For possible action) **PC 9/6/16**

PREVIOUS ACTION

Paradise TAB August 9, 2016: HELD to the August 30, 2016 Paradise TAB meeting

Per applicant

MOVED BY- Orgill

APPROVED- Subject to staff conditions

VOTE: 5-0/ Unanimous

2. **UC-0484-16 – HOME DEPOT USA, INC.:**

USE PERMIT to allow outside display of a proposed vehicle (truck) rental use to be visible from a public street (Pecos Road) and residential developments in conjunction with an existing home improvement center (Home Depot) on 11.0 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. Generally located on the west side of Pecos Road and the north side of Patrick Lane within Paradise. MBS/gc/mcb (For possible action) **PC 9/6/16**

PREVIOUS ACTION

Paradise TAB August 9, 2016: HELD to the August 30, 2016 Paradise TAB meeting

Per applicant

MOVED BY- Williams

APPROVED- Subject to staff conditions

No need for trees along the North side of property

Rental lot to be moved to the North side of the property

VOTE: 5-0/ Unanimous

3. **UC-0234-14 (AR-0076-16) - RAM K CORPORATION:**

USE PERMITS FIRST APPLICATION TO REVIEW to allow the following: 1) restaurant; 2) on-premises consumption of alcohol (bar); 3) retail sales (hookah lounge); and 4) banquet facility.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking in an existing office/retail building on 0.9 acres in an M-D (Designed Manufacturing) (AE-65) (AE-70) Zone. Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. MBS/jvm/raj (For possible action) **PC 9/20/16**

MOVED BY- Orgill

APPROVED- Subject to staff conditions

Added condition, 2 year review as a public hearing

VOTE: 5-0/Unanimous

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DON BURNETTE, County Manager

4. **WC-0009-15 (AR-0077-16) – RAM K CORPORATION:**
WAIVERS OF CONDITIONS FIRST APPLICATION FOR REVIEW to allow the following: 1) Hours of operation to be Monday through Saturday, 6:00 a.m. to 5:00 p.m. for Kabob Restaurant, warehouse on first floor, and restaurant on second floor; 5:00 p.m. to 10:00 p.m. for Kabob Restaurant on first floor, and restaurant and banquet hall on second floor, 10:00 p.m. to 3:00 a.m. for restaurant hookah lounge, and banquet hall on second floor; and 2) Hours of operation on Sunday, 6:00 a.m. to 10:00 p.m. for restaurant on first floor and restaurant on second floor, 10:00 p.m. to 3:00 a.m. for restaurant, banquet hall, and hookah lounge on second floor in an existing office/retail building on 0.9 acres in an M-D (Designed Manufacturing) (AE-65) (AE-70) Zone. Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. MBS/jvm/raj (For possible action) **PC 9/20/16**

MOVED BY- Orgill

APPROVED- Subject to staff conditions

VOTE: 5-0/Unanimous

5. **DR-0527-16 – BELTWAY MARKETPLACE, LLC:**
DESIGN REVIEW for additions and remodel of an existing retail building within an existing shopping center on a portion of 6.7 acres in a C-1 (Local Business) Zone. Generally located on northwest corner of Serene Avenue and Euclid Street within Paradise. MBS/al/mcb (For possible action) **PC 9/20/16**

MOVED BY- Smith

APPROVED- Subject to staff conditions

VOTE: 4-1/Philipp against

6. **DR-0539-16 – COUNTY OF CLARK (AVIATION):**
DESIGN REVIEW for proposed aircraft hangars in conjunction with McCarran International Airport on a 3.7 acre portion of a 66.1 acre parcel in a P-F (Public Facility) (AE-70) Zone. Generally located 2,250 feet east of Haven Street and 490 feet south of Reno Avenue (alignment) within Paradise. MBS/al/mcb (For possible action) **PC 9/20/16**

MOVED BY – Donovan

APPROVED- Subject to staff conditions

VOTE: 5-0/Unanimous

7. **TM-0116-16 – LAWRENCE WAREHOUSE CO., INC., ET AL:**
TENTATIVE MAP for an industrial subdivision on 4.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Valley View Boulevard and the south side of Tompkins Avenue (alignment) within Paradise. SS/dg/ml (For possible action) **PC 9/20/16**

MOVED BY- Orgill

APPROVED- Subject to staff conditions

VOTE: 5-0/Unanimous

8. **UC-0510-16 – CAMERON/BELL IV, LLC, ET AL:**
USE PERMIT for an existing nightclub (Charlie's).
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office/warehouse building on 2.1 acres in an M-1 (Light Manufacturing) Zone.

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DON BURNETTE, County Manager

Generally located on the southeast corner of Arville Street and Bell Drive within Paradise.
SS/gc/mcb (For possible action) **PC 9/20/16**

MOVED BY- Philipp

APPROVED- Subject to staff conditions

VOTE: 5-0/Unanimous

9. **UC-0515-16 – MACKOVSKI, ALEXANDER R. & PHILLIP R:**

USE PERMITS for the following: **1)** a health club; **2)** minor training facility; and **3)** personal services (skin care/beauty parlor/day spa) within an existing office complex on 2.1 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Windmill Lane and Rodeo Drive within Paradise. SS/al/mcb (For possible action) **PC 9/20/16**

MOVED BY- Donovan

APPROVED- Subject to staff conditions

VOTE: 5-0/Unanimous

10. **UC - 0519-16 – COLLEGE TOWN PLAZA I & II, LLC:**

USE PERMIT for a hookah lounge within an existing shopping center on 0.7 acres in a C-2 (General Commercial) Zone in an MUD-2 Overlay District. Generally located on the south side of Dorothy Avenue, 200 feet east of Maryland Parkway within Paradise. MBS/al/mcb (For possible action) **PC 9/20/16**

MOVED BY- Williams

APPROVED- Subject to staff conditions

VOTE: 5-0/Unanimous

11. **UC-0522-16 – NOVAL LP:**

USE PERMITS for the following: **1)** reduce separation from a proposed supper club and outside dining/drinking area to a residential use; and **2)** eliminate the pedestrian access around the outside dining/drinking area.

DESIGN REVIEW for a proposed outside dining/drinking area in conjunction with a supper club within an existing shopping center on a portion of 7.1 acres in a C-2 (General Commercial) Zone with a portion in the Russell Road Transition Corridor Overlay District. Generally located on the south side of Russell Road and 770 feet west of Pecos Road within Paradise. MBS/mk/mcb (For possible action) **PC 9/20/16**

MOVED BY-Philipp

APPROVED- Subject to staff conditions

Added conditions, No outside music, no outside dinning after 10:00pm, 1 year review as a public hearing.

VOTE: 5-0/Unanimous

12. **UC-0535-16 – WILLY BUG & BUBBY LLC:**

USE PERMIT for a proposed photographic studio in conjunction with an existing commercial building located in a commercial/industrial complex (Park 2000) on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located approximately 200 feet north of Sunset Road and approximately 800 feet east of Eastern Avenue within Paradise. MBS/mk/mcb (For possible action) **PC 9/20/16**

MOVED BY-Philipp

APPROVED- Subject to staff conditions

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DON BURNETTE, County Manager

VOTE: 5-0/Unanimous

13. **UC-0541-16 – F C INCOME PROPERTIES, LLC:**

USE PERMIT for a hookah lounge in conjunction with an existing restaurant located within a retail center on 4.0 acres in a C-2 (General Commercial) (AE-60) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the northwest corner of Flamingo Road and Swenson Street within Paradise. CG/al/mcb (For possible action) **PC 9/20/16**

MOVED BY- Orgill

APPROVED- Subject to staff conditions

VOTE: 5-0/Unanimous

14. **UC-0566-16 – PINKS PLACE, LLC:**

USE PERMIT for office as a principal use.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking on 0.9 acres in a M-1 (Light Manufacturing) Zone in the MUD-1 Overlay and Adult Use Overlay Districts. Generally located on the northeast corner of Polaris Avenue and Pinks Place within Paradise. SB/jvm/mcb (For possible action) **PC 9/20/16**

MOVED BY- Philipp

APPROVED- Subject to staff conditions

VOTE: 5-0/Unanimous

15. **WS-0545-16 – UNIVERSITY BOARD OF REGENTS:**

WAIVER OF DEVELOPMENT STANDARDS to allow alternative off-site improvements for (curb return radius) for an approved multiple family development (student housing) in conjunction with the University of Nevada, Las Vegas on 7.3 acres in a P-F (Public Facility) (AE-60) Zone. Generally located on the west side of Maryland Parkway and the north side of Cottage Grove Avenue within Paradise. (CG/lm/raj (For possible action) **PC 9/20/16**

MOVED BY- Philipp

APPROVED- Subject to IF approved staff conditions

VOTE: 5-0/Unanimous

16. **UC-0524-16 – WYNN LAS VEGAS, LLC:**

USE PERMIT for deviations as shown per plans on file.

DEVIATIONS for the following: **1)** reduce setbacks; and **2)** all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** non-standard improvements within the future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; **2)** increase the number of animated signs; and **3)** increase animated sign area in conjunction with an existing resort hotel (Wynn/Encore) on 74.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Sands Avenue within Paradise and Winchester. CG/dg/mcb (For possible action) **BCC 9/21/16**

MOVED BY- Orgill

APPROVED- Subject to staff conditions

VOTE: 5-0/Unanimous

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17. **WS-0534-16 – BRANDY, ROBERT M.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall sign area; **2)** increased logo sign area; and **3)** allow a painted wall sign where not permitted in conjunction with an approved medical marijuana establishment (dispensary, cultivation, and production).
DESIGN REVIEWS for the following: **1)** exterior remodel of an existing office/warehouse building; and **2)** signs in conjunction with an approved medical marijuana establishment (dispensary, cultivation, and production) in an existing office/warehouse building on 4.8 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the southwest side of Boulder Highway, 775 feet northwest of Twain Avenue within Paradise. CG/pb/mcb (For possible action) **BCC 9/21/16**

MOVED BY- Philipp
DENIAL
VOTE: 5-0/Unanimous

18. **ZC-0560-16 – EHSAN2, LLC:**
ZONE CHANGE to reclassify 0.2 acres from CRT (Commercial Residential Transition) Zone to C-P (Office & Professional) Zone.
USE PERMIT to allow a veterinary clinic and service.
DESIGN REVIEW for an existing building and all existing on-site improvements for a proposed veterinary clinic and service. Generally located on the south side of Camero Avenue and the west side of Eastern Avenue within Paradise (description on file). SS/dg/mcb (For possible action) **BCC 9/21/16**

MOVED BY- Williams
APPROVED- Subject to staff conditions
VOTE: 5-0/Unanimous

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be September 13, 2016

IX. Adjournment

The meeting was adjourned at 9:20 p.m.